



Zoning Committee

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**REQUEST**

Current Zoning: MX-1 (mixed use)  
Proposed Zoning: MX-1 SPA (mixed use, site plan amendment)

**LOCATION**

Approximately 2.54 acres along the western side of Johnston Road, and east of Nolen Lane.  
(Council District 7 - Driggs)

**PETITIONER**

Ballantyne Country Club Inc

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *South District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family/ multi-family residential use.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- Outdoor recreation in combination with residential development is an allowed use in the existing zoning.
- Tennis courts provide an additional amenity for the members of the Country club and residents of the neighborhood.
- The location of the tennis courts does not impact exiting homes or other uses in the surrounding area due to the location at the edge of the golf course near the clubhouse.

Motion/Second: Watkins / Wiggins

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A commissioner asked why a rezoning was needed. Staff explained that the zoning is conditional and the conditional plan

limits the use in the subject area for a golf course and this proposal would allow the tennis courts as well.

Another commissioner asked about parking. Staff explained that parking was provided in the existing parking lot at the club house for the country club. There would be sidewalk and cart paths connecting the parking lot to the area where the tennis courts will be located.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311